033.0	0002	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	918,100 /	918,100
					USE VALUE:	918,100 /	918,100
					ASSESSED:	918,100 /	918,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOOD PETER A & MARIA C
Owner 2:	
Owner 3:	
Street 1:	25 SILK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CALCATERRA ANNE M/ETAL -
Owner 2:	HOOD MARIA C & PETER M -
Street 1:	25 SILK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,485 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3207 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4485.000	563,200		354,900	918,100
Total Card	0.103	563,200		354,900	918,100
Total Parcel	0.103	563,200		354,900	918,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 286.28 | /Parcel: 286.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	22754
GIS Ref	
GIS Ref	
Insp Date	11/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	563,200	0	4,485.	354,900	918,100	918,100	Year End Roll	12/18/2019
2019	104	FV	414,200	0	4,485.	321,600	735,800	735,800	Year End Roll	1/3/2019
2018	104	FV	414,200	0	4,485.	305,000	719,200	719,200	Year End Roll	12/20/2017
2017	104	FV	387,100	0	4,485.	266,200	653,300	653,300	Year End Roll	1/3/2017
2016	104	FV	387,100	0	4,485.	227,400	614,500	614,500	Year End	1/4/2016
2015	104	FV	342,400	0	4,485.	210,700	553,100	553,100	Year End Roll	12/11/2014
2014	104	FV	342,400	0	4,485.	174,700	517,100	517,100	Year End Roll	12/16/2013
2013	104	FV	357,200	0	4,485.	166,400	523,600	523,600		12/13/2012

!2714!

PRINT

Date	Time
12/10/20	18:04:25

LAST REV

Date	Time
07/14/20	15:00:58
mmcmakin	
2714	

USER DEFINED

Prior Id # 1:	22754
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALCATERRA ANNE	1558-66	1	6/4/2020	Convenience	1	No	No		
CALCATERRA ANNE	1239-155		7/13/2001	Family	1	No	No		
LEONE ARTHUR	1172-190		6/19/1997		318,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2019	392	Re-Roof	14,000	C				
9/28/2000	770	Porch	20,000	O				ENLARGE PORCHES TO

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
2/7/2009	Meas/Inspect	197	PATRIOT
4/29/2000	Inspected	197	PATRIOT
2/17/2000	Measured	264	PATRIOT
8/10/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4485		Sq. Ft.	Site		0	64.	1.24	3									354,913						354,900	

Total AC/HA: 0.10296 | Total SF/SM: 4485 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 354,913 | Spl Credit | Total: 354,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01107287
Const Adj.:	0.97757620
Adj $ / SQ:	168.028
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691899
Depreciation:	128693
Depreciated Total:	563206

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	8	3	
Totals			
2	14	5	

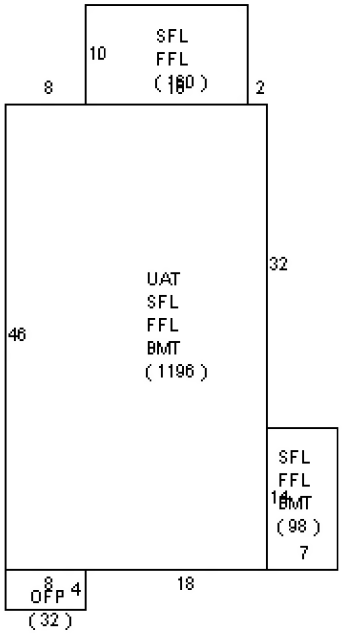
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.03
Special Features:	0	Val/Su Net:	124.24
Final Total:	563200	Val/Su SzAd	193.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,454	168.030	244,313
SFL	Second Floor	1,454	168.030	244,313
BMT	Basement	1,294	50.410	65,229
UAT	Upper Attic	299	117.620	35,168
OFP	Open Porch	32	43.010	1,376

Net Sketched Area:	4,533			Total:	590,399
Size Ad	2908	Gross Are	5430	FinArea	3207

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	